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COMMERCIAL, INDUSTRIAL,
 FARM & RANCH PROPERTIES

FOR SALE COMMERCIAL PROPERTY

LOCATION: Timbergate Road, just east of South Staples

LEGAL DESCRIPTION: A portion of Flour Bluff and Encinal Farm & Garden Tracts, Lots 13 thru 16, Section 11.

LAND SIZE: 32 acres ± (772' ± x 1,800' ±)

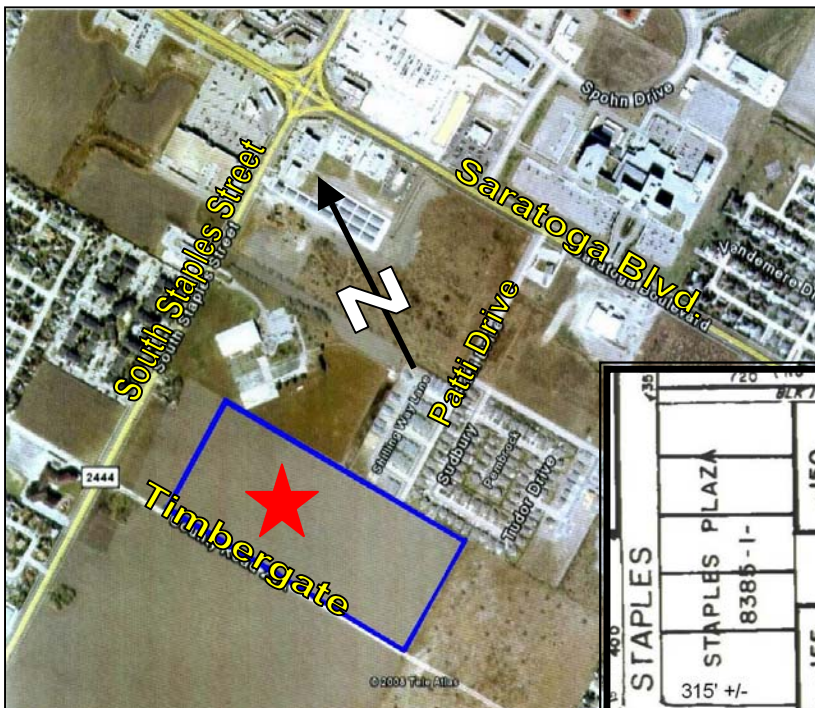
**2 Tracts Total
 May be sold separately**

ZONING: "B-4, A-1 and R1-B": The "A-1" zoning provides for medium density multiple family residence and is usable for garden-type apartments. The "B-4" zoning (Commercial) is on the west 105' of the property and is included with the 16.84 ± acres zoned "A-1".

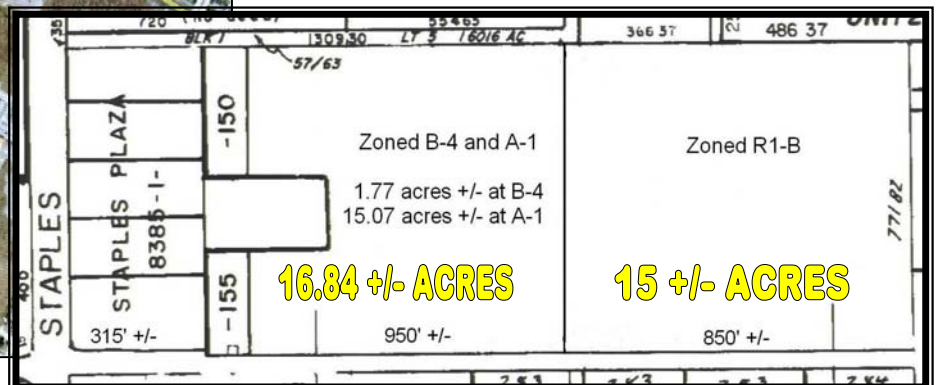
TAXES: Approximately \$276.31 (Ag use)

PRICE: \$5,558,400.00 ± or approximately \$4.00 per square foot

COMMENTS: The property is approximately ½ mile south of Saratoga Boulevard, close to schools and shopping. This is an ideal location for garden-type apartments. The owner is applying for a re-zoning of the "R1-B" tract to "A-1" (Apartments).



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